

Proposed Substitute House Bill 2020
H-2452.1/22
By Representative Pollet
Relating to the Creation of Affordable and Sustainable Housing

Brief summary of original version of HB 2020:

- Requires cities or counties planning under the Growth Management Act to enact affordable housing programs for the development of low and moderate-income housing units and sustainable housing programs.
- Establishes a performance fund for jurisdictions that achieve affordability goals.
- Requires the Department of Commerce to establish a Sustainable Equitable Affordable Measured Board.

The proposed substitute makes the following changes to the underlying bill:

- Removes provisions requiring cities or counties planning under the Growth Management Act to enact affordable housing programs for the development of low and moderate-income housing units and sustainable housing programs.
- Removes the provision establishing a performance fund for jurisdictions that achieve affordability goals.
- Removes the emergency clause.

1 AN ACT Relating to the creation of affordable and sustainable
2 housing in the state; and adding a new section to chapter 36.70A RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
5 RCW to read as follows:

6 (1) The department shall establish a sustainable equitable
7 affordable measured board and appoint 10 to 20 members with a wide
8 range of relevant experience to provide oversight and guide local
9 jurisdictions in achieving goals for expeditious sustainable
10 affordable housing.

11 (2) The sustainable equitable affordable measured board will be
12 organized to work with jurisdictions and stakeholders to establish a
13 statewide plan to achieve sustainable, equitable, and affordable
14 housing for the state of Washington.

15 (a) The sustainable equitable affordable measured board shall
16 oversee, guide, and measure outcomes of sustainable, equitable, and
17 affordable housing at the state level.

18 (b) Counties shall work to coordinate with cities within their
19 boundaries to achieve goals of sustainable, equitable, and affordable
20 housing.

1 (c) The Puget Sound regional council shall be designated to
2 coordinate oversight for their four-county region.

3 (3) These entities will track outcomes including, but not limited
4 to, the following:

5 (a) The number of affordable units built and at what
6 affordability level;

7 (b) Policy changes made at regional and city levels;

8 (c) Net tax income achieved by city and state due to increased
9 construction; and

10 (d) Creation of options for local jurisdictions to choose from
11 that achieve local choice while meeting goals for sustainable,
12 equitable, and affordable housing.

13 (4) Beginning December 2023, the sustainable equitable affordable
14 measured board shall report annually on progress and recommendations
15 for the next steps to the appropriate committees of the legislature
16 and to the governor. The report shall include key aspects of finance
17 options, replacement of existing affordable housing with new
18 affordable housing, sustainable housing construction techniques, and
19 any other recommendations the sustainable equitable affordable
20 measured board deems of value.

21 (5) After two years from the effective date of this section, the
22 sustainable equitable affordable measured board's responsibility
23 shall be expanded to require a report to the appropriate committees
24 of the legislature and the governor on solutions for sustainable,
25 equitable, and affordable housing ownership opportunities, including
26 missing middle and equitable ownership opportunities.

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